

**BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL
MEETING MINUTES**

Date: March 28, 2013

Meeting No.: 164

Project: One W. Baltimore Street

Phase: Continued Schematic

Location: Downtown Baltimore – Southwest corner of Charles and Baltimore Streets

PRESENTATION:

Shalom Baranes, lead architect accompanied by architect Dan Stuver of his office reviewed the changes and design developments since the last presentation. Changes included refinements to the general massing and height of the Phase 1 residential tower as well as the application of a system of forms and geometries in the design of the tower's glass facades; the introduction of a setback and trellised top floor of the retail "glass-box" component and indications that the top floor would probably be used as a health club; and the elimination of the angled façade alignment along Charles Street. Additionally, the presentation addressed the issues which remained unresolved at the previous session, i.e. glazing patterns on the residential building(s), the location of balconies, canopies, awnings, signs and sidewalk landscape development around the perimeter of the project.

COMMENTS FROM THE PANEL:

The Panel was generally pleased and excited with the continued design progress. There remains strong concern regarding the actual proposed streetscape and sidewalk design along Baltimore Street and any potential conflicts that may arise in accommodating existing bus stops. More trees with a more regular spacing was suggested. Considerable discussion focused on maintaining the design integrity of the transparent retail "glass box" concept against the temptation to clutter it with aggressive signing and message. Lighting of the building, particularly the top of the residential tower as well as any graphic and signing controls will need to be defined in more detail in final presentations.

PANEL ACTION:

Recommend approval of Schematics with the above comments.

Attending:

Shalom Baranes, Dan Stuver, Bobby Han – Shalom Baranes Associates Architects
Stanley Fine – RMG
Carmela Bell, Skip Antonvcer - David S. Brown Enterprises. Ltd
Josh Cooper – Daily Record
Nimisha Sharma, Del T. Adams – MDOT
Klaus Philipsen – ArchPlan
Tony Cortea – STV
Michael Cromley – CBHA
Mel Greenwald, Ben Greenwald – Arrow Parking

Ms Eig, Messrs. Bowden*and Burns - UDARP Panel

Anthony Cataldo, Christina Gaymon, Alex Hoffman, Mark Cameron –Planning Department